who all men by These presents, that we, the undersigned, owners in fee simple of the land herein described, hereby declare this Planned Residential Development and dedicate to the use of the public forever, all streets and whatever public property there is shown on the Planned Residential Development and the use thereof for all public purposes not inconsistent with the use thereof for public roads. The private roads shown hereon as Tract C are hereby conveyed to the owners of the lots in this Planned Residential Development as referenced within the Restrictive and Protective Covenants referenced herein. Also, the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this Planned Residential Development in the reasonable original grading of the roads shown hereon, and the right to drain said roads over and across any tract, lot or lots where water might take a natural course after the road is graded are hereby granted to the public along the public roads and to the owners of the lots along the private roads.

Granted hereby is a waiver of all claims for damages against Island County and the homeowners association which may be occasioned to the adjacent land within the Planned Residential Development by the established construction, drainage, and maintenance of said roads.

Island County has no responsibility to improve or maintain the private roads contained within or private roads providing access to the property described in this development.

under the Restrictive and Protective Covenants recorded under the Restrictive and From the No.

3 ore to be left in their undisturbed ratural state, except those sessanted as recreational areas, utility facilities and utility the as open shall be conveyed to the owners of this P.R.D. as described within the Restrictive and the Covenants referenced herein.

Gibbons

oann Gibbons ecretary/Treasurer

EVERETT MUTUAL MVINGS BANK

ACKNOWLEDGEMENTS

State of Washington
County of Snchomish
I certify that I know or have satisfactory evidence that
Robert Gibbons and Joann Gibbons are the persons who
appeared before me, and said persons acknowledged that they
signed this instrument, on oath stated that they are
authorized to execute the instrument and acknowledged it as
President and Secretary/Treasurer, respectively, of GIBBONS
DRILLING, INC., a Washington Corporation, to be the free and
voluntary act of such party for the uses and purposes
mentioned in the instrument.

NOTARY RUBLIC in and for the State of Washington, residing at My appointment expires on 2.11.44

know or have satisfactory evidence that are the persons re me, and said persons acknowledged that instrument, on oath stated that they are cute the instrument and acknowledged it as SAVINGS BANK, a Washington Corporation, to oluntary act of such party for the uses and d in the instrument.

R23224.447-066; 298-198)

1 24, Township 32 Nort tte Meridian, lying sed to Island County by ander Auditor's File Neashington; the Northwest Quarter and Quarter of the Northwest e 2 East of the y of the County Road, ecorded November 17, 1, records of Island d that Quarter

TIFICATE
auter, Treasurer of Island County,
reby certify that all taxes on the
erty are fully paid up to and including

Land Surveyor

Maxine R. Sauter Island County Treasurer

portion of this property is encumbered by steep slopes greater than 15% by definition), wetlands, and high ater table areas. No grading (clearing, excavation, or illing) is permitted within 100 feet of said lopes/wetlands/areas, until such time as an approved rading Permit, or a waiver therefrom, is obtained from he Island County Engineering Department. where of these lots and their successors, heirs, or ssigns, are subject to the road connection restriction t the most westerly end of Alta Via Drive as shown on

locking, diverting, or other alteration of existing, ral, or approved man-made drainage ways is itted without prior approval of the Island ty Engineering Department.

ct vehicular access to and from North no Drive not permitted at Tracts A and B. oval of this subdivision does not antee the issuance of on-site sewage osal permits or the availability of ble water. Water system must be installed approved prior to sewage permit issuance.

of water conservation plumbing fixtures

APPROVED BY

the following described property:
ng at the Northwest corner of said Southwest Quarter
Northwest Quarter of said Section 24; thence
10° 16' 07" West along the West line of said Southwest
er of the Northwest Quarter, a distance of 426.65

EXCEPT the following described property:
Beginning at the Northwest corner of said Southwest Quarter of the Northwest Quarter of said Section 24; thence south 00° 16' 07" West along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 426.65 feet; thence
North 89° 57' 39" East 223.58 feet; thence
North 02° 29' 15" East 1,677.95 feet to the centerline of the County Road known as North Camano Drive; thence along the centerline of said North Camano Drive to the left having a radius of 652.29 feet and a central angle of 25° 37' 20"; thence along the arc of said curve a distance of 291.70 feet to the West line of said Northwest Quarter of the Northwest Quarter; thence south 00° 16' 07" West along said West line, a distance of 1,271.80 feet to the True Point of Beginning; EXCEPT that portion lying within the County Road known as North

Approyed by the Board of

County Cu

Commissioners this $9\frac{3}{4}$.

Beginning.
ALSO that por 32 North, Rang Southerly of by Deed record

that portion of Government Lot 1, Section 24, Township orth, Range 2 East of the Willamette Meridian, lying lerly of the County Road, as conveyed to Island County led recorded November 17, 1950, under Auditor's File No., records of Island County, Washington; that portion of the Southeast Quarter of the Northwest ler of Section 24, Township 32 North, Range 2 East of illamette Meridian, lying Southerly of the County Road as North Camano Drive; EXCEPT that portion thereof yed to Utsalady Point Water System by deed, dated ber 13, 1949, recorded January 11, 1950, under or's File No. 77247, records of Island County,

certificate

ay, hereby certify that this map of

tial Development No. 004/92, FINISTERRE

tly represents a survey made by me or

ion in conformance with the requirements

y and the Washington State Survey

in the month of December 19

DEVELOPMENT NO. 004/9

PLANNED

RESIDENTIAL

terline of thence along

ARGROVALS
Examined and approved
58.17.160 on this 15+1

ALSO EXCEPT the following described property:

Beginning at the Northwest corner of said Southwest Quarter of the Northwest Quarter of said Southwest Quarter of the Northwest Quarter of said Southwest Quarter of the Northwest Quarter a distance of 426.65 feet to the True Point of Beginning; thence continuing South along said West line to the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence East along the South line thereof, a distance of 223.58 feet; thence

North parallel to the West line of said Southwest Quarter of the Northwest Quarter to a point which is North 89° 57' 39" East 223.58 feet from the True Point of Beginning; thence

South 89° 57' 39" West 223.58 feet to the True Point of

Approved by of Gamesty

County Planning Director

Roy L. Allen County Engineer

Harry Kwarsick county Planning Direc

Island County, Washington.

An easement is hereby reserved for and granted to Snohomish County Public Utility District Number One, General Telephone Company of the Northwest, Northland Cable, Gibbons Water Co., and their respective successors and assigns under and upon Tract C and a strip 10.00 feet in width adjoining said Tract C on all sides, except County Road, in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, wires and vaults with necessary facilities, and other equipment for the purpose of serving the subdivision and other property with water, electric, telephone, and cable television services, together with the right to enter upon the lots at all times for the purposes stated.

led for record is **25** day o nutes past 3 of PLANNE

record at the request of TANUARY
ast 3 a.m. p.m. and f PLANNED RESIDENTIAL DR., under Auditor's File

Recorded Taxumar 25, 1993, in Volume page 320-325, under Auditor's File No. 9300/47 records of Island County, Washington.

Deputy County

Auditor

- 347-0660 - 330-0680 - 365-1960 -148-1980 -414-1550

Ground Water Application and recording data are shof FINISTERRE HEIGHTS. The areas designated as OPEN SPACE are recreational uses only.

w/EDM & TOPCON (
Theo. w/EDM
All angles doubled; on control all distances double measured.

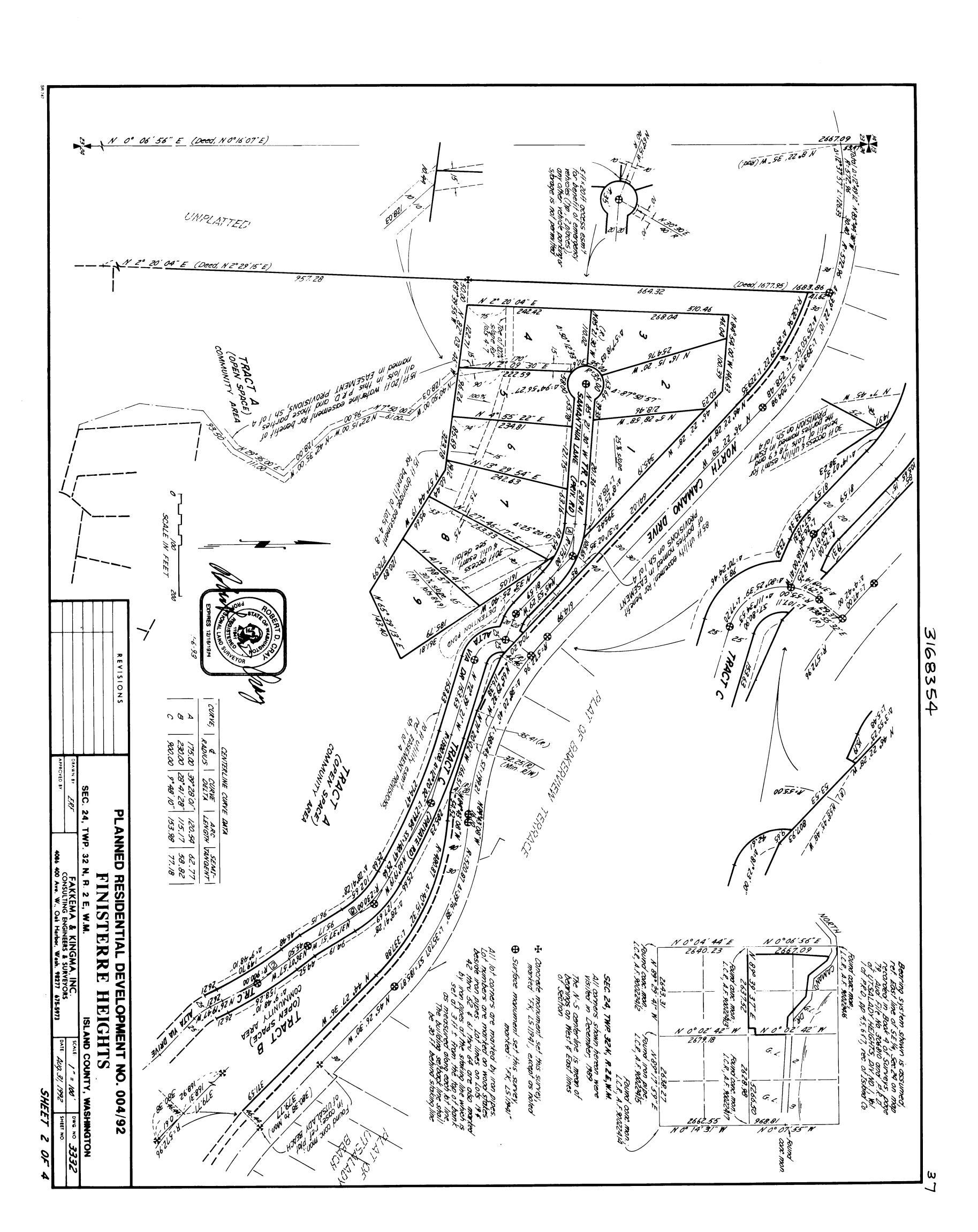
PLANNED FINISTERRE RESIDENTIAL DEVELOPMENT **HEIGHTS** Š O 004/92

Z, P.

2 E, W.M.

ISLAND

WASHINGTON



9300198 FINISTERE HEIGHTS PRI 364

